

**HAMPTON BOARD OF SELECTMEN
SELECTMEN'S MEETING ROOM
January 27, 2003 7:00 PM**

PRESENT: James A. Workman, Chairman, Brian C. Warburton, Bonnie B. Searle,
Virginia B. Bridle (7:45 PM), William Sullivan
James S. Barrington, Town Manager
Karen Anderson, Administrative Assistant

I. SALUTE TO THE FLAG: Arleen Andreozzi led the audience in the flag salute.

II. ANNOUNCEMENTS AND COMMUNITY CALENDAR

Deliberative Session

Saturday, February 1st beginning at 8:30 AM is the Deliberative Session at Winnacunnet High School. Residents were encouraged to attend. The meeting can also be viewed live on channel 22.

Elected Positions

Filing for elected positions ends Friday, January 31st at 5:00 PM. There are many positions open and residents interested can sign up at the Town Clerk's Office. Mrs. Searle noted that not many people have signed up as of today and she urged residents to give it some thought.

Good Wishes

The Board wished Gerry Wilbur, past president of the Hampton Senior Citizen's group a Happy Birthday.

The Board wished a speedy recovery to long time Atlantic News reporter, Tom Donaldson who is ill in Florida.

III. APPOINTMENTS

Arleen Andreozzi, Municipal Records Committee

Town Clerk, Arleen Andreozzi told the Board that she is planning to assess all of the town office records, counting them, finding appropriate storage for them and setting up a data base of the records. She explained that this is a project that she has been wanting to do it for a while, and now the State has set up a Local Government Records Management Board that can assist the town in this process. Mrs. Andreozzi said that no additional funds are needed for this and the work will be done by her staff in conjunction with the department heads. She intends to form a committee at a later date and asked for the Board's support in this cataloging project.

Mr. Sullivan recommended that the committee be kept small. Mrs. Searle asked how a member of the public would get on the committee. Mrs. Andreozzi said that when she is ready to move forward with the committee she will contact the Board, but anticipated that it would consist of 3-5 members. Anyone interested may contact her any time. Mrs. Searle asked if her department has time to do this without hiring additional staff. Mrs. Andreozzi said that her department does have time to do this. Mr. Warburton said that this is an important part of the historical record of the town and he would be willing to help. Mr. Workman agreed and said that the Board would support this project.

Mrs. Ruth Leveille, Principal, Winnacunnet High School Building Project

Principal Leveille was joined by Mr. Chris Oswald, Technology Coordinator and Sue Kepner, Winnacunnet School Board. The Board was given information and plans for the proposed addition. Mrs. Leveille thanked the Board for the opportunity to present this information and explained that the project is broken into four major components; site work, new gym, changes to the present building, and two-story addition to the present building. The work will involve significant health and safety changes to the existing

building, bringing the building up to code for fire, electrical and ADA requirements. The current gym will be converted to a cafeteria for 440 students which can also be used for group instruction. The current cafeteria will become a band room and music instruction area. The current general academic areas will be receiving new lighting and other safety improvements and the addition will include 12 new science labs and 22 new classrooms, eliminating the 14 portable classrooms. The site work will include separating the cars from the busses, increasing the parking spaces by 137 and improving the lighting. The new gymnasium is 42,600 square feet with a bleacher capacity of 1,250; it includes 3 classrooms, locker rooms and a fitness area. Mrs. Leveille noted that the current gym is very small, requiring some classes to be held in the hallways. The proposed gym can be split in half resulting in two full size basketball courts as well as provide a space in which the whole school body can meet at one time, which is not possible at this time. Mrs. Leveille told the Board that the high school is in the accreditation renewal process and next year the accreditation team will visit. One of the first things the team does is look at the comments and results from the inspection 10 years prior. Mrs. Leveille said that all of the concerns raised ten years ago are still not being addressed.

Mrs. Searle asked about the athletic center and if it was a separate building. Mrs. Leveille said that is was. Mr. Sullivan noted that he has been hearing a lot of good things about WHS lately. He asked if the School Board had looked at building a new high school instead of reconstructing this one. Mrs. Leveille said that they had a new architect look at the project this year and based on the estimated 1,500 students, this plan will be sufficient without taking up any athletic fields. Mr. Sullivan said that the communities involved have or will be looking at additions to their elementary and junior high schools and he has wondered about the feasibility of turning WHS into a regional middle school and building a new high school. Mrs. Kepner said that the School Board has considered that and thought it was a great idea but the sending school districts were very much opposed. Mr. Sullivan said that he is in support of what has been presented and thanked them for coming. Mr. Warburton said that this project was recommended by the CIP Committee and it is obvious that expansion is needed at WHS. He noted that this year's 7th grade at HAJH is the largest ever. Mr. Warburton said that he hears comments that WHS didn't need the space 25 years ago, but disagrees because education is different now and there are new mandates that have to be done. Mr. Warburton noted that this addition has been on the horizon for a few years and the community needs to look at the infrastructure needs.

Mr. Workman said a lot of important things have been said and he appreciated Mrs. Leveille's presentation. He said that this is an important issue and he hopes that people will seriously consider what was said.

III. OLD BUSINESS

Town Manager's Report

Article 19

Mr. Barrington told the Board that Attorney Gearreald has reviewed the question the Board asked about the wording on Article 19 in regard to being able to utilize Bond Anticipation Notes in terms less than fifteen years. He contacted North Hampton to obtain a copy of the warrant article they passed and they basically used the same article Hampton has but left out the sentence with the minimum time constraints. That amendment could be recommended at the Deliberative Session.

Exeter Road Bridge

Mr. Barrington explained that he talked with Mr. Barry at NHDOT about the Exeter Road Railroad Bridge project on Tuesday morning and followed that with a call to CLD Consulting regarding Mr. Barry's comments about their proposal. Mr. Barry offered some suggestions on reducing the scope of work in the initial study and design phase and the Manager expects a revised proposal in the next few days. Mr. Barrington told the Board that on Thursday, he had a visit from Mr. Florian Kozinczak, the owner of the Sanel Auto Parts building. He inquired about whether the Town would be interested in purchasing his property. The Manager agreed to meet with him again next week to talk about that possibility.

NHMA Regional Dinners

The annual Regional Dinner sponsored by NHMA will be held at the Inn of Hampton on March 6th.

Municipal Manager's Meeting

Mrs. Searle asked about the NHMA managers meeting that Mr. Barrington attended last week and if there was a presentation. Mr. Barrington said that there was a program presented by Primex about non-compensation benefits for workers.

Private Roads

Mrs. Searle noted that at the last meeting, Mr. Barrington talked about private roads and specifically the problem with snow removal. Mr. Barrington said that he has not had an opportunity to work on that issue and it is something that will get attention this week.

Mr. Sullivan asked if the Town Manager had seen Mrs. Carliell's note in regard to the parking on private roads. Mr. Barrington said that he had.

Exeter Road Bridge

Mrs. Searle asked about the Exeter Road bridge and if the Sanel Auto Parts is the only property that the town would need to consider obtaining in order to make the improvements to the bridge. Mr. Barrington said that is not known at this point, but it is obvious if the town wants to make the straightening adjustments to the intersection, that is one of the properties the town would need to look at. Mrs. Searle said that the town should extend the same courtesy of contacting the other property owners as was extended to Sanel. Mr. Barrington agreed that all property owners that may be involved when a plan is being considered will be contacted, but noted that Mr. Kozinczak stopped by on his own. Mrs. Searle asked about the status of the CLD contract. Mr. Barrington said that he had explained that suggested changes to the scope of work have been suggested by Mr. Barry and CLD is putting together a revised proposal. Mrs. Searle asked if the town has budgeted for the 10% match on the project. Mr. Barrington said that the match is included in the engineering budget.

(Mrs. Bridle arrived at this time.)

Mr. Warburton asked if there is one party holding this contract up. Mr. Barrington said that the proposal Guilford sent to Hampton and other communities was different than what was sent to the State and that is what has caused the concern with the State. Mr. Barry would like to meet with the communities and Guilford to discuss the proposal. Mr. Barrington said that the primary difference between the proposals is that the cost of the flaggers was included for the State but has not been included for the municipalities.

Luigi Marelli Square

Mr. Warburton asked about the easements for Mr. Brown, noting that it has been two years since this was approved. Mr. Barrington said that Attorney Casassa and Attorney Gearreald will be looking at the land, he understands that the easement language has been approved.

Private Roads

Mr. Warburton said that he has concerns with bringing up the private road issues again. He said that the residents of private roads are tax payers and he does not want to discuss what services are provided on private roads. Mr. Sullivan said that the concern he has is that the cars have to be off the streets during the winter so that the roads can be cleared for emergency vehicles.

Trust Fund Legislation

Mrs. Searle asked if the Board had gotten an update from Representative O'Neil on the Trust Fund enabling "raid" that is being put in. Mr. Barrington said that he met with Representative O'Neil and was told that the language should be drafted in a few weeks. Mrs. Searle said that the public and Trustees of the Trust Funds may be interested in this legislation and should know when the hearings are. Mr. Workman said that the Legislative Delegation will be meeting with the Board on February 10th.

Mr. Workman said that Representative Gillick told him that there haven't been any sessions held yet as the legislature is still in the process of appointing representatives to committees.

Mr. Warburton said that when the Board approved the article to support LCHIP, he had asked for something in writing from the local delegation asking them if this is something the town should be going forward with.

V. NEW BUSINESS

Leased Parking Spaces at the Ashworth Lot

Mr. Barrington said that based on the number of spaces that would be lost during the construction of the police facility and the corresponding loss of revenue, the number of leased spaces needs to be discussed to determine if they will be extended or eliminated for the 2003 season. He noted that the revenue generated by turning over the parking spaces has generally been larger than that of the leased spaces.

Mrs. Searle said that the Board has extended some leases during the past year. Mr. Barrington said that no leases for 2003 have been approved yet. Mr. Barrington recommended that no spaces be leased in the Ashworth Avenue lot for 2003 and then reconsider the issue for 2004. Mr. Barrington added that there are a limited number of leased spaces in Island Path which have generally sold out and a limited number at the Church Street lot, which have not quite filled each year. He said that the Board could consider increasing the number of spaces available to be leased at those other two lots.

Mrs. Searle said that the Board has an obligation to try and help the businesses at the beach and she would be open to providing some alternate leased spaces. Mr. Sullivan noted that the Church Street lot doesn't always fill up, but he was not sure if people would want to walk from that lot. Mrs. Searle said that the Board ought to offer space in the Island Path lot. Mr. Warburton said that the Board talked about this a couple of months ago and needs to make a decision. Mr. Warburton said that the 50 leased spaces in Ashworth Lot are for a handful of businesses that have paid for the leases for several years. He said that he has been a pro-business official and wants the Board to do everything they can to help them. Mr. Warburton said that he has not seen any study from a person that runs the lot that the leased spaces make less money overall than the daily spaces. He suggested that the Board could consider increasing the rate for the leased spaces to \$600 per space, but still allow the business owners to maintain the leases. He agreed that there is no question that there will be an impact from the construction of the police facility.

Mr. Warburton said that one of the many comments the town gets from Hampton Beach is that the town does not gouge anybody, they charge reasonable rates in the parking lots. He added that there are business owners that spend thousands of dollars on their buildings to keep them up to code and keep them nice for visitors and the town should honor their leases. He said that as a last resort, he would be willing to consider alternate leased spaces, but would prefer that the spaces remain in the Ashworth Lot.

Mrs. Bridle said that she feels for the business owners and the day-trippers, noting that the town lot is the only one that doesn't charge exorbitant rates so a family can come to Hampton Beach and spend money at the businesses. She said that this decision needs to be a compromise with all parties. Mrs. Bridle said that it will also be a nightmare policing the construction site. She said that she would look to Mr. Barrington to come up with an equitable solution for the Board to consider that will be a happy medium for everyone.

Mr. Sullivan said that he would like to see the parking spaces leased for the businesses stay as they are and would suggest that advertising be done off the beach to encourage visitors to arrange for alternate parking off the beach. Mrs. Searle said that another thing to keep in mind is that the leased spaces are designated, whereas the location of the daily spaces can be adjusted during the construction phase if necessary. She suggested that the parking lot supervisor be consulted on this. Mr. Barrington said that about two-thirds of the lot will be lost during construction and about one-half after the construction is completed. There will be somewhere around 200 spaces available during the construction. Mr. Barrington said that there is no question that there will be a significant difference in the revenue.

Mrs. Searle said that the town does not have an obligation to provide parking for the businesses, but it has because of the tight spaces down there. She suggested allowing a percentage of the leased spaces to remain at the Ashworth lot and a percentage re-assigned to other lots. Mrs. Bridle suggested that the trolley stop at the other parking lots to bring the public into the beach.

Mr. Warburton MOTIONED that the Board of Selectmen allow the businesses that currently lease spaces in the Ashworth lot to continue to do so with the same lease agreement as in the past.

Mr. Sullivan SECONDED

Mrs. Searle said that she guesses this was already hashed out before the meeting. Mr. Sullivan and Mr. Workman indicated that this is the first time they have discussed this. Mrs. Searle said it makes sense to talk to the person that manages the lot and this is an impact to the revenue that could have been minimized.

Mrs. Bridle said that her concern is with the loss of revenue and potential budget problems for the board to consider. Mr. Warburton said that if there were no leased spots the revenue would still go down. Mr. Workman said that if it rains revenue still goes down.

VOTE: 3 FOR

2 OPPOSED (Searle, Bridle)

Mrs. Bridle said that she is not against the businesses, but would like all sides of the issue looked at.

Assignment of Warrant Articles for Deliberative Session

The Board assigned the Selectmen that will be moving and seconding the warrant articles at the Deliberative Session.

Mrs. Searle pointed out that Article 25 shows \$800,000 as a balance in the CRF and she understands that there is \$1.3 million in that account. Mr. Barrington said that he has requested the amount in the account from Mr. Lessard but has not received the figure from him yet.

Mrs. Searle mentioned that the preliminary balance in the 2002 budget is \$350,000. Mrs. Searle asked if the auditors found that to be right. Mr. Barrington said that he expected the auditors report this week. She asked how special warrant articles could be overspent. Mrs. Bridle said that Batchelder Pond Article is overspent by \$150,000 and the Flood Mitigation Article has an over expended balance. Mr. Barrington said that it may indicate that grant funds have not yet been received, they are 2001 articles and he will get clarification from the Finance Director.

Mr. Sullivan MOTIONED that the Board of Selectmen hold a televised round table on March 8th, 9:00 - Noon to advise the listening public of the various articles that will be voted on the following Tuesday.

Mrs. Searle SECONDED

Mrs. Searle asked what the ground rules are and who will be allowed to speak. Mr. Sullivan said that historically the Board reviewed the article with input from the department heads that have articles. Mrs. Searle said that petitioners ought to be allowed to speak if others that are not on the Board are going to speak. The board will talk further about ground rules at another meeting.

VOTE: UNANIMOUS FOR

Military Activations

Mrs. Searle said that it seems that more and more young people are being activated into war and she thought it would be nice for the town to maintain a list of those that are serving their country and have it posted on the bulletin board or in one of the front windows of the town office. She said that residents can be asked to keep the town office informed if someone is activated. Mr. Sullivan said that the individual may not want people to know that they are gone, it would be up to them. Mrs. Anderson said that the receptionists could take the information in and maintain the list. The Board decided to see if they get any calls or comments in this regard over the next couple of weeks before moving forward. Mrs. Bridle said that residents can be aware of their neighbors that may have been called to duty to assist with meals, lawn

maintenance or other ways if they can.

VI. MINUTES

The minutes of January 13, 2003 were reviewed with no changes made.

VI. CONSENT AGENDA

1. Cemetery Deed
2. Parade Permit
3. Current Use Release Tax
4. Request for Household Hazardous Waste Collection – May 10, 2003

Mr. Sullivan MOTIONED that the Board approve the consent agenda.

Mr. Warburton SECONDED

VOTE: UNANIMOUS FOR

VII. PUBLIC COMMENTS

Precinct Commissioner Skip Windemiller thanked the Board for their decision regarding leased spaces in the Ashworth lot. He pointed out that years ago when the leases began, zoning ordinances were set up to allow for building up to the lot line, without requiring parking in order to increase revenues. Mr. Windemiller also noted that there is a cost impact in addition to the parking lot revenue which is the loss of shared revenues from the State. He noted that the town received shared revenues of \$131,260 and Rooms and Meals tax of \$322,000 in 2002. Mrs. Searle said that not all of the Rooms and Meals tax comes from the Beach. Mr. Windemiller said that was correct and the town receives a shared percentage based on the county.

Mr. Skip Webb noted that no Selectman was able to attend the recent water meeting and reminded the Board that there is an Aquarian Water Advisory Board that is very active. He urged the Board to feel free to call on the members to assist the Board when necessary.

Mr. Leo Poisson, Colonial Inn thanked the Board for the parking lot leases decision, and stated that he has been leasing parking for 18 years and looked forward to another year at Hampton Beach. He thanked Mr. Barrington and Mrs. Anderson for keeping him up to date on this process. Mr. Poisson said that he knows this was not an easy decision, but it was much appreciated by the business people.

Mr. Richard Paquin, Greyhurst Hotel, said that one year ago Mrs. Chaput came to the Board with the request to transfer the leases for the Greyhurst to him and his wife and he thanked the Board for allowing them to have their parking spaces. He said that it would have been difficult to have their guests park a mile away from the motel and walk back.

Mr. Ray Blondeau told the Board that he runs the parking lots that charge up to \$25.00 per day and he is tired of hearing the Board refer to him on TV. He said that he appreciates what the Board is doing for the hotels and residents with the lower rates. He stated that he does what is best for his business and to make some money for his family. Mr. Blondeau said that if the town wants to talk about people gouging the public – the Board should look at the side streets that have parking spaces being used by motel owners for parking vehicles there for 12 weeks straight, while charging \$15.00 - \$20.00 for putting a car on a town street. Mr. Sullivan said that no one mentioned Mr. Blondeau's name tonight. Mr. Blondeau said that he is a large parking lot owner and he is the only one that charged \$25.00, which was on July 4th. He added that the State gets a lot more than he does, and if the meter runs out after 10:00 PM they get a ticket from the Police Department.

Mr. Warburton MOTIONED that the meeting be adjourned. (8:45 PM)

Mr. Sullivan SECONDED

VOTE: UNANIMOUS FOR

Chairman

